

# LAFAYETTE VISTAS

## PLANNING FOR GROWTH, SUSTAINING WHAT WE LOVE

From rolling green hills to top-notch schools and a bustling downtown, it's no wonder people want to call Lafayette home. And now, with the City Council's adoption of our new State-Certified 6th Cycle Housing Element, we've got a solid plan to guide future growth—keeping what makes Lafayette special while opening the door to more housing choices for everyone.



*210 Lafayette Circle*

Whether it's young families planting roots, longtime residents looking to downsize, or local workers wanting to live closer to their jobs, this plan helps Lafayette welcome more neighbors—without losing the heart of who we are.

Growth is coming to the Bay Area—more people, more jobs, and yes, more need for housing. But planning ahead doesn't mean sacrificing charm. It means designing change that fits, so we can keep Lafayette livable and lovable.

That's why we're updating zoning rules, setting clear design standards, and inviting community voices into the process. We're focusing growth near shops, services and transit to support a more sustainable future.

*The Mill at Brown*



Like all cities in California, Lafayette is required to update its Housing Element every eight years which spells out the ways we intend to:

- Maintain and preserve the existing housing stock
- Ensure there is a variety in the housing stock—different sizes, styles, and levels of affordability to meet the near-term and future needs of our community
- Retain the character of Lafayette's residential neighborhoods
- Do our part towards meeting regional housing needs
- Facilitate more affordable housing, particularly to meet the needs of senior citizens and young families



*The Woodbury*

In this issue of *Vistas*, we'll unpack what this means for our city: how local rules and smart zoning influence what gets built and where, and how we're using incentives to shape thoughtful, sustainable growth. Another topic we'll address is how we are enhancing the quality of life for older residents through the recent adoption of a set of strategies to implement an Age-Friendly Action Plan, our commitment to creating a supportive environment for older adults in Lafayette.

*Chestnut Townhomes*



*On the following pages, you can see a variety of different multi-family buildings in Lafayette.*

*As of Spring 2025, there are 188 multi-family homes under construction and 398 approved homes that have not yet started construction, as well as some applications currently under review.*

## PLANNING HOMES, BUILDING COMMUNITY

**E**very city has a role to play in making California more affordable and inclusive. For the current planning cycle, Lafayette was assigned a target by the state to plan for 2,114 new homes by 2031—more than five times what was required last cycle. It's a big ask, but we're ready.

In the last cycle, we exceeded the mandate by entitling 420 homes (the goal was 400). Now, we're stepping up again to ensure homes at all income levels—from deeply affordable to market-rate—have a place in our community.

Below Market Rate (BMR) housing is considered affordable if a household with moderate income or lower spends no more than 30% of its gross income on housing.

We continue to guide development of new homes already on the horizon with thoughtful intention to retain and enhance what people love most about Lafayette, the "small town" feel with a vibrant commercial core.

It's all part of a bigger vision: a thriving, inclusive Lafayette where people of all ages and stages can live, grow, and belong, and a downtown that's livable, walkable, and people-friendly.

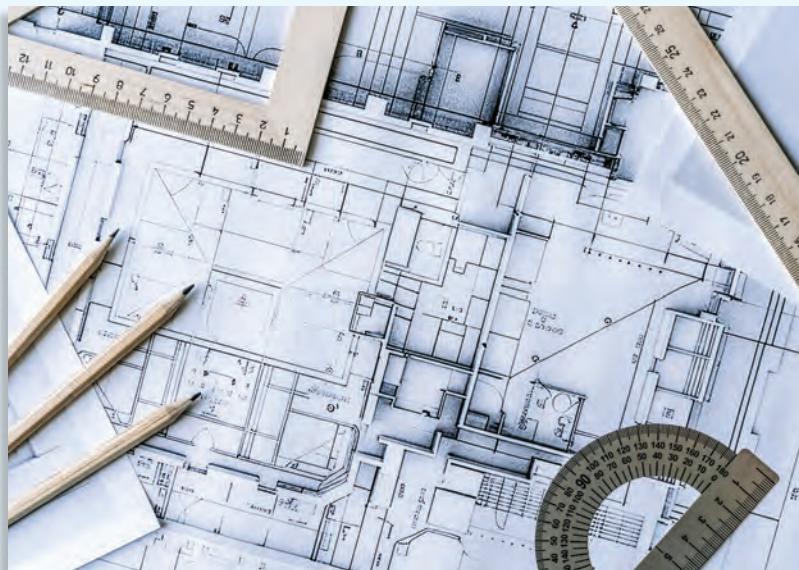
Lafayette 6th Cycle (2023 to 2031) Housing Targets		
Income Level	Number of New Homes	Income limit for a Family of 4 (2025 limits)
Very-low Income	599	\$79,900
Low Income	344	\$125,050
Moderate Income	326	\$191,750
Above Moderate Income	845	>\$191,750
Total	2,114	

**Want to stay in the loop?** Sign up to receive Planning Commission agendas at [www.lovelafayette.org/e-notification](http://www.lovelafayette.org/e-notification).

See what's in the residential development pipeline at [www.lovelafayette.org/majorprojects](http://www.lovelafayette.org/majorprojects).

## BIG WINS FOR SMALL HOMES: THE POWER OF ADUs

**A**ccessory Dwelling Units (ADUs)—a.k.a. in-law units, granny flats, or backyard cottages—are small homes with a big impact. In fact, 46% of all new homes permitted in the past five years were ADUs!



To keep that momentum going, Lafayette is rolling out some exciting changes:

- 50% off development impact fees for new ADUs (through 2026!)
- Joining the State's ADU Accelerator Program, offering financial support to homeowners
- Pre-approved ADU plans coming soon to our website to save you time and money
- Built an ADU before 2020 without a permit? We've got a clear path to help you legalize it

### Curious?

Visit: [www.lovelafayette.org/ADU](http://www.lovelafayette.org/ADU)  
to learn more and get started.



**Woodbury Highlands**  
99 Condos | 15 BMR  
Approved 2017  
Under Construction

11



**The Brant**  
66 Condos | 10 BMR  
Approved 2016  
Under Construction

12



**Town Center III**  
69 Condos | 7 BMR  
Approved 2012  
Completed 2018

13



**210 Lafayette Circle**  
13 Condos | 2 BMR  
Approved 2018  
Completed 2022

14



**The Mill at Brown**  
13 Condos | 2 BMR  
Approved 2019  
Completed 2022

15



**Samantha Townhomes**  
12 Townhomes  
Approved 2023  
Not Yet Constructed

16



**Valley View**  
42 Apartments  
Approved 2019  
Approval Expired 2024

17



**Terraces of Lafayette**  
315 Apartments | 47 BMR  
Approved 2020  
Not Yet Constructed

18



**The Woodhaven**  
6 Condos  
Approved 2017  
Completed 2025

10

**Maska SB 35 Proposal**  
63 Condos | 13 BMR  
Under Review

19

**Oak Hill Place**  
17 Detached Homes + 3 ADUs  
1 BMR | Under Review

20

**Project Oak Hill**  
90 Condos | 11 BMR  
Under Review

21

**949 Moraga, City-Owned**  
48 Apartments | 100% BMR  
Awaiting State Grant Funding

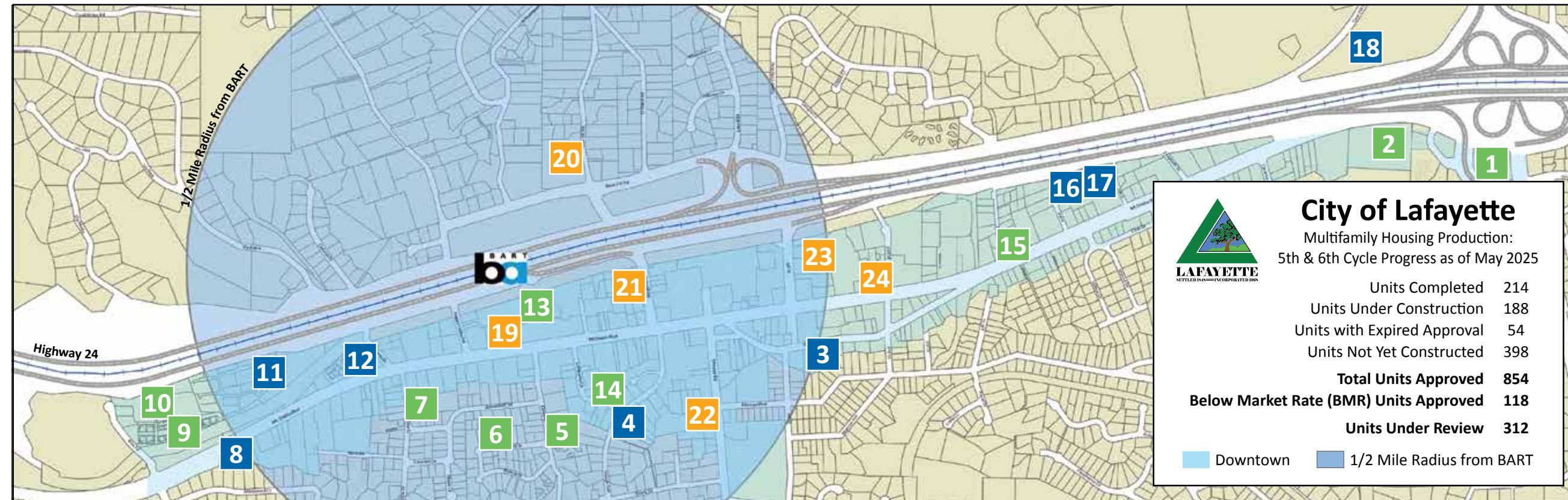
22

**Mt Diablo Cottages**  
49 Townhomes | 11 BMR ADUs  
Under Review

23

**3458 Mt Diablo**  
31 Condos | 3 BMR  
Under Review

24



**West End**  
12 Condos | 2 BMR  
Approved 2020  
Approval Expired 2024

8



**'SIX' by Lenox**  
6 Condos  
Approved 2016  
Completed 2020

7



**Chestnut Townhomes**  
5 Townhomes  
Approved 2018  
Completed 2020

6



**942 Dewing Ave**  
5 Condos  
Approved 2015  
Completed 2020

5



**Blue Oak**  
23 Condos | 4 BMR  
Approved 2021  
Under Construction

4



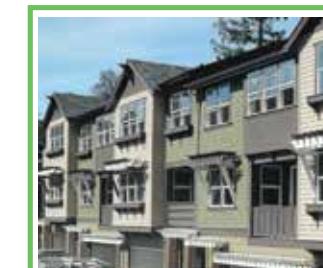
**Madison Park**  
71 Apartments | 8 BMR  
Approved 2021  
Not Yet Constructed

3



**Lafayette Park Terrace**  
18 Condos | 3 BMR  
Approved 2008  
Completed 2019

2

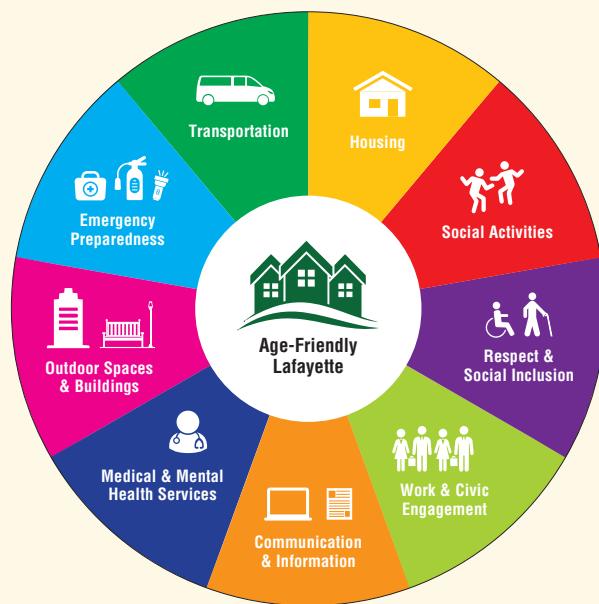


**Marquis Townhomes**  
23 Townhomes  
Approved 2011  
Completed 2014

1

# CITY'S AGE-FRIENDLY VISION HELPS OLDER RESIDENTS

Earlier this year, the City Council took a major step toward ensuring that residents of all ages can live comfortably by adopting the Age-Friendly Action Plan. This plan, developed by the Senior Services Commission, outlines key goals and action items to maintain and enhance an inclusive and supportive environment for older adults in Lafayette. Read the Plan and its first-year implementation strategy at [www.lovelafayette.org/agefriendly](http://www.lovelafayette.org/agefriendly).



## Lafayette's Domains of Livability address:

- Housing designed for seniors at various affordability levels;
- Accessible outdoor spaces and buildings for gatherings;
- Availability of various types of transportation;
- Fun social activities;
- Respect and social inclusion through intergenerational activities;
- Opportunities for work & civic engagement;
- Communication and information shared via a variety of means;
- Medical and mental health services;
- Emergency Preparedness.

## How You Can Contribute Towards Making Lafayette an Age-Friendly Community

While the City will take the lead on some initiatives, becoming an age-friendly community requires collective effort. If you work for a local business or non-profit, and would like to get involved, please contact the Senior Services staff at [seniors@lovelafayette.org](mailto:seniors@lovelafayette.org) or 925-284-5050.

Individuals can take simple steps like:

- Help spread the word to your neighbors and friends about local happenings. Follow Lafayette's official social media pages or sign up for the Weekly Roundup newsletter to stay updated on City business and age-friendly initiatives. (See back page for details.)
- Encourage senior neighbors to engage with community updates by helping them navigate websites, email lists, social media platforms, etc.
- Help organize neighborhood walks or walking groups to encourage active participation and social engagement.
- Advocate for or provide benches/seating in business districts, near public areas, and in neighborhoods where older adults can rest.

By taking these small steps, everyone can contribute to a more connected and supportive Lafayette.





City of Lafayette  
3675 Mt. Diablo Blvd. #210  
Lafayette, CA 94549

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## EBMUD TO SHORTEN LAFAYETTE RESERVOIR TOWER

**E**BMUD has announced it is moving forward with plans to shorten the iconic Lafayette Reservoir Tower as part of a seismic update. The City and EBMUD's first priority is safety, and over the past two years, the City has engaged in conversations with EBMUD to address the geotechnical concerns while also advocating for keeping the iconic tower at its current height. Despite these efforts, EBMUD plans to proceed with shortening the tower by 40 feet. For more background, visit our website at [www.lovelafayette.org/towerredesign](http://www.lovelafayette.org/towerredesign).

EBMUD has provided the following schedule:

- Summer 2025 – Construction planning
- Fall 2025 – Site preparation
- Summer 2026 – Demolition and construction
- Fall 2027 – Project completion

Questions and comments about the tower redesign should be sent to EBMUD Community Affairs at [construction-east@ebmud.com](mailto:construction-east@ebmud.com). To stay informed about this construction project, signup for alerts from EBMUD at [www.ebmud.com/lafayettetower](http://www.ebmud.com/lafayettetower).



## SAVE THE DATE!

**T**he Lafayette Chamber's annual Lafayette Art & Wine Festival will take place on the weekend of **September 20 and 21, 2025**. Stroll among the booths of art and handmade crafts, enjoy foods from local restaurants and other food vendors as well as quality wines and microbrews, enjoy continuous music from four stages, and let your kids enjoy numerous rides and activities. Learn more at [www.lafayettefestival.com](http://www.lafayettefestival.com) and connect with the Festival on Facebook and Instagram by following @lafayettefestival.



## CITY DIRECTORY

### Council Members

Susan Candell	Mayor
Carl Anduri	Vice Mayor
Jim Cervantes	Council Member
John McCormick	Council Member
Vacant	Council Member

For Council Members call: 925-284-1968

Messages to all Council Members:

[cityhall@lovelafayette.org](mailto:cityhall@lovelafayette.org)

### City Departments

Main Offices	3675 Mt. Diablo Blvd. #210
City Manager – Niroop K. Srivatsa	
General Reception	925-284-1968

Administration	925-284-1968
Admin. Services Director – Tracy Robinson	
City Clerk – Joanne Robbins	

### Engineering Services & Public Works

Director & City Engineer – Mike Moran	
Engineering Dept.	925-284-1951
Code Enforcement	925-299-3279
Maintenance/Corp. Yard	925-934-3908
Submit Public Works maintenance requests online at:	

[lovelafayette.org/maintenance-request](http://lovelafayette.org/maintenance-request)

Report illegal dumping into waterways and accidental spills to Contra Costa Hazardous Materials Division 925-646-2286

### Parks, Trails, Recreation

Director – Jonathan Katayanagi	
Youth/Adult Recreation,	
Parks & Trails	925-284-2232
Senior Services	925-284-5050
Lafayette Spirit Van	925-283-3534
<a href="http://lovelafayette.org/rec">lovelafayette.org/rec</a>	

### Planning & Building

Director – Greg Wolff	925-284-1976
Building Department	925-655-2704
<a href="http://lovelafayette.org/planning">lovelafayette.org/planning</a>	

### Police Services

3471 Mt. Diablo Blvd.	
Police Chief – James Williams	
Emergency (24 Hours):	911
Non-emergency Dispatch (24 Hours):	925-284-5010
Administrative Office:	925-283-3680

Sign up for emergency alerts:

[lovelafayette.org/ready](http://lovelafayette.org/ready)

City Website: [www.lovelafayette.org](http://www.lovelafayette.org)

Connect with us on social media and sign-up for agenda notices:  
[lovelafayette.org/connect](http://lovelafayette.org/connect)

